The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 19th April, 2017, at 7.00 p.m.


An apology for absence was received from Rev’d Canon N. D. Greenwood.

The Deputy Town Clerk, Finance Officer, Housing and Property Manager, and Minute Clerk were in attendance.

(2016/17:388) Minutes:

Resolved: That the Minutes of the Board Meeting held on 15th March, 2017, and the Special/Continuation Board Meeting held on 20th March, 2017, be confirmed and signed by the Chairman.

(2016/17:389) Matters Arising:

The Chairman invited Members and officers to indicate if there were any matters arising, not included within the Agenda that they wished to bring to the Board’s attention. There were none.

(2016/17:390) Chairman’s Report:

Resolved: To note and approve the Chairman’s Report dated 13th April, 2017, subject to the following:-

End of Year - the Chairman reiterated his thanks to his fellow Board Members and staff and outlined some of those matters he considered significant during the year.

Mr. Oldham thanked the Chairman for his leadership during his term of office.

Annual Meeting - the Chairman indicated that an informal private meeting has been arranged on 26th April, prior to the Annual Meeting on Tuesday, 2nd May.

Finance and General Purposes:

(2016/17:391) Town Clerk’s Report – Land at Gardeners Lane:

Resolved: To note and approve the Town Clerk’s Report dated 10th April, 2017, advising of receipt of the payment in respect of the approved sale of land, comprising part of the former railway line to Dandara Limited, for the sum of £40,000.00
(2016/17:392) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 11th April, 2017, subject to the following:

Rates: The Finance Office explained that variances reflected in the 1st Supplemental Rating List were primarily additions or cancellations to the list and included some permitted temporary reductions.

(2016/17:393) Technical Assistant’s Report - Commemoration of Loss:

Resolved: To note and approve the Technical Assistant’s Report dated 12th April, 2017, detailing the losses to be commemorated in the next few weeks.

Works and Development:

(2016/17:394) Town Clerk’s Report - The Area Plan for the East:

Resolved: To note the Town Clerk’s Report dated 7th April, 2017, advising that a Special Board Meeting has been scheduled for Wednesday, 10th May, 2017, at which the Area Plan for the East will be considered.

(2016/17:395) Town Clerk’s Report - Street Name - Development at Claughbane:

Members considered the Town Clerk’s report dated 23rd March, 2017, advising of the request made that proposed development adjacent to Brookfield Court be named “Kneale Court”.

Resolved: To approve the request.

(2016/17:396) Town Clerk’s Report - Street Name - Development at Clifton Drive:

Members considered the Town Clerk’s report dated 23rd March, 2017, advising of the request made that proposed development at Clifton Drive be named “Grove Park”.

Resolved: To inform the developer that the Commission are not in favour of “Grove Park” and would prefer the name “Gibbs’ Grove”, which they consider reflects more strongly the association with Grove Museum and its builders and owners the Gibb family.
(2016/17:397) Town Clerk’s Report - Mobile Homes - Parking on Public Highway:

Members considered the Town Clerk’s report dated 29th March, 2017, advising of the response given by the Minster for Infrastructure during a Sitting of the House of Keys on 28th March, 2017, of his [the Minister’s] expectation that local authorities will be encouraged to provide off-street parking facilities for motor-homes, as a result of which the Commission is invited to consider whether it wishes to investigate its options and cost implications. Mrs. Wedgwood and Mr. Oldham declared interests.

Discussion ensued during which members suggested North Shore Road, Old River Road, Park Road, Gladstone Park, Mooragh Promenade and the Quay side as being possible areas where motorhomes might be permitted to park.

Members queried if Old River Road Yard or land at Pooildhooie might be suitable, but it was felt not. The site of the former pumping station at the Vollan was also suggested.

Members queried that if the Commission offered a secure area for motorhomes, would they be held liable? The views of the Chamber of Commerce were conveyed in that whilst the Chamber consider motorhomes unsightly, commercial vehicles need to be parked outside the respective homes.

It was proposed by Mr. Ayres seconded by Mr. Oldham that North Shore Road (adjacent to the upper harbour), Park Road, (adjacent to the boundary hedge of the Mooragh Park), and Old River Road be considered suitable on-street parking locations for motorhomes and other large vehicles.

The proposal was defeated by 7 votes to 4 - Mrs. Wedgwood and Mr. Young voting with the proposition.

Resolved: That the matter be further considered at a future meeting and a map be produced indicating open spaces that might be suitable in addition to possible on-street parking areas.

(2016/17:398) Town Clerk’s Report – Queen’s Pier Restoration Trust:

Members considered the Town Clerk’s Report dated 10th April, 2017, advising of the request made by the Queen’s Pier Trust, for formal consent to access the Queen’s Pier via the foreshore abutting the Queen’s Promenade during the course of restoration works and in addition “closing” sections of the foreshore below the pier.

Resolved: That, following a proposition by Mr. McGuinness, seconded by Mr. Cowie, and agreed without division, permission be granted, subject to prior notification being given to the Chief Technical Officer, and to the Commission being indemnified in writing, from any claim or liability arising as a result.

Mr. Oldham expressed an interest and did not vote.
(2016/17:399) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 12th April, 2017, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and approved, subject to the following:-

REF NO: 3432
P.A. NO.: 16/01173/B
APPLICANT: Ramsey Golf Links
PROPOSED: Creation of three new dwellings with associated golf club car park and access alterations / improvements
NOTES: P.A. in Detail
SITE: Ramsey Golf Club, Brookfield Avenue, Ramsey.

Members were reminded that no objection had been made to the previous submission.

REF NO: 3470
P.A. NO.: 17/00271/B
APPLICANT: Mr. L. Parkinson
PROPOSED: Erection of workshop/garage/camper van store
NOTES: P.A. in Detail
SITE: Riverside Cottage, Gardeners Lane, Ramsey.

It was agreed by 9 votes to 2, to submit an objection to this application which it is considered is not in-keeping with a residential area, is un-neighbourly and is situate in an area which may experience flooding.

Mr. Corkish and Mr. Young voted against.

REF NO: 3475
P.A. NO.: 17/00335/GB & 17/00336/CON
APPLICANT: Queen’s Pier Restoration Trust
PROPOSED: Refurbishment and repair of first three bays of pier including widening of first bay and installation of toilet facilities within entrance building
NOTES: Registered Building
SITE: Queen’s Pier, Queen’s Promenade, Ramsey.

General discussion ensued during which members were advised that the scope of the works would be subject to a Building Control application - the Planning Application referred to the aesthetics and were reminded that they had been made aware of the proposal to widen the first bay.

It was proposed by Mr. Parker, seconded by Mr. Hankin and agreed by 9 votes to 2, Mrs. Wedgwood and Mr. Ayres voting against, to submit no objection to the application.
Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3476
P.A. NO.: 17/00340/B
APPLICANT: Susan Kay Redmayne
PROPOSED: Erection of a shed and additional use of shop (Class 1) to serve food and drink (Class 3)
NOTES: P.A. in Detail
SITE: International House, Tower Street, Ramsey.

It was agreed to submit an observation requesting that the hours of operation stated by the applicant be included as a condition should the application be approved together with a requirement that no items be stored outside and the area be kept tidy.

Attention was drawn to an additional planning application, received after the agenda had been compiled, a response to which is required before the May, 2017, meeting of the Board:-

REF NO: 3480
APPLICANT: Mr. O. Quaye and Miss K. Leech
PROPOSED: Erection of extension.
NOTES: P.A. in Detail
SITE: 49, Ormly Road, Ramsey.

Mr. Corkish declared an interest due to family membership, and Mrs. Chrystal due to residential proximity.

Mr. Oldham’s proposal that the Commission object to the application due to concerns that the development would constitute over-intensive use of the site and be un-neighbourly, did not receive a seconder.

The proposal then put by Mr. Oldham, seconded by Mr. Cowie that an observation expressing these concerns be submitted was carried by 7 votes to 3. Mrs. Quayle, Mr. Parker and Mr. Young voted against. Mr. Corkish did not vote.

Chief Technical Officer’s Report - Proposed Residential Development Vollan Crescent:

Members considered the Chief Technical Officer’s Report dated 11th April, 2017, advising of the pre-planning information submitted by Mr. G. Walker in respect of land at Vollan Crescent, about which Mr. Walker is seeking the Board’s comments. A proposal put by Mr. Young, seconded by Mr. Ayres, that the Commission indicate their support of Mr. Walker’s application was defeated by 5 votes to Mrs. Wedgwood, Mr. Corkish and Mr. Williams voting with the proposer.

Resolved: That Mr. Walker be informed that the Commission is unable to support the application as its proposals do not comply with the provisions of the Ramsey Local Plan and the Isle of Man Strategic Plan.
Any Other Business:

(2016/17:401) Chief Technical Officer’s Report - Ramsey Regeneration:

Resolved: To note and approve the Chief Technical Officer’s report dated 19th April, 2017, advising on a meeting held on 12th April, 2017, at which an update was provided on outstanding works to the regeneration scheme at the Market Place.

(2016/17:402) Representatives’ Reports:

Resolved: To note the reports submitted by Mr. Parker with regard to recent meetings of the Isle of Man Municipal Association, Ramsey Chamber of Commerce and Ramsey Youth Project.

(2016/17:403) Road Sweeper:

The Chairman referred to the receipt of the new Road Sweeper, about which the Chief Technical Officer advised that staff were being trained in its operation and routes were being planned and will be monitored.

Mrs. Wedgwood expressed concern at the problem of discarded cigarette ends, which it was noted do constitute litter, and advised that the Wildlife Trust had expressed concern at dog fouling on the Mooragh foreshores.

Mr. Hankin asked if the Chamber of Commerce could encourage its members to check around their respective premises for littering.

The Chairman advised that a competition is being instigated to “name” the Road Sweeper as part of a general Keep Ramsey Tidy initiative.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.47 p.m.

The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

(2016/17:404) Minutes - Board Meetings:

Resolved: That the Minutes of the Special / Continuation Board Meeting held on 20th March, 2017, and recorded in private be confirmed and signed by the Chairman, subject to the following:-

Mr. Williams advised that he had been in attendance at that meeting.
Matters for Information:

(2016/17:405) Housing Committee:

Resolved: To note and approve the Minutes of the Housing Committee held on 4th April, 2017.

(2016/17:406) On-Going Matters:

Resolved: To note on-going matters listed at 11th April, 2017, some of which were also dealt with in later reports and the following comments made thereon:-

Tenant Representative - Mr. Corkish advised that he was aware of a person who might be interested in applying to fill this role.
Live Streaming of Meetings - the Deputy Town Clerk indicated he has further investigative works to do on this matter.
Abolition of Ward Division - members were advised that exigencies had prevented submission of the report.
Regeneration Areas - Members queried if they could meet the contractor on site and point out works still requiring to be undertaken but were advised that as the Board is not the client this would not be appropriate but any concerns could be conveyed to the client, namely the Department of Infrastructure.
Off-Licence Application - the Deputy Town Clerk informed members that the matter had been deferred until a Court Sitting on 27th April, 2017.

Other Matters - It was agreed that “Media Training” be added to the tracker. The Deputy Town Clerk undertook to submit a report on the possibility of members being supplied with suitable “I Pads” for their local authority duties.

Finance and General Purposes:

(2016/17:407) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s report dated 11th April, 2017, subject to the following:-

Rent Arrears - the circumstances pertaining to the arrears listed at No. 8 within the list were explained; and it was noted that the tenant listed at No. 22 had been in credit at week 49.
Works and Development:

(2016/17:408) Chief Technical Officer’s Report - Problem Properties:

Members considered the Chief Technical Officer’s Report dated 11th April, 2017, in which advised of properties, the owners of which may be subject to formal action being taken because of the condition of such properties.

Resolved: To note the following decisions - [The property names having been changed to the numerical order in which they were included within the Report]

1. The Board declined to provide informal assistance, as doing so might create a precedent and because of possible contagion.
2. Noted - Members were informed that it is possible that new contractors are now progressing work to this property.
3. Agreed that fee proposals be sought, as recommended by the Chief Technical Officer.
5. Noted.


Members considered the Chief Technical Officer’s Report dated 10th April, 2017, advising of receipt of the public lighting maintenance contract for 2017/18 to cover the provision of services to maintain and repair the Commission’s streetlights. It was noted that there is no increase in maintenance charges and the lighting tariff remains at 15.25p per kWhr.

It was proposed by Mr. Parker, seconded by Mr. Ayres and agreed without division that Standing Orders be suspended to allow consideration of a single tender Contract. Mr. Cowie declared an interest and did not vote.

Resolved: To approve the Public Lighting Maintenance Contract with Manx Utilities for 2017/18.

(2016/17:410) Chief Technical Officer’s Report - the Mart Site:

Resolved: To note and approve the Chief Technical Officer’s Report dated 6th April, 2017, advising that following a Notice requiring repair or restoration works having been served on the owners of the site in February, 2017, architects have been appointed to project manage demolition of buildings, and to make a planning application for redevelopment of the site.
(2016/17:411) Chief Technical Officer’s Report - War Memorial Restoration:

Resolved: To note the Chief Technical Officer’s Report dated 8th April, 2017, advising of quotations received for works to the Ramsey War Memorial.

It was noted that the Chief Technical Officer will meet with a representative from the Island’s War Memorials’ Committee in the near future and will report further on this matter.

Any Other Business:

(2016/17:412) Sundry Matters:

Resolved: To note the following in response to queries raised by members:-

a) Water Street Car Park - the structural engineer report is still awaited;
b) Toilet Cleaning Contract - “teething troubles” with the new contractor are being addressed;
c) Littering - litter being deposited in the vicinity of Dale Street / Market Square will be investigated.
d) Albert Terrace - T.T. Viewing - it is understood that the tenants are in discussion with the Auto-Cycle Union.

(2016/17:413) “Crazy Golf” - Mooragh Park:

The Chairman referred to the licensing of the “T.T.” logo and advised that it is now required that the crazy golf at the Mooragh Park, that has used iconic locations around that course to shape the crazy golf obstructions for many years is subject to such licensing. As a result the Commission will have to pay £50 per annum for permission to use the “T.T.” association.

Resolved: That, following a proposition by Mr. Parker, seconded by Mr. McGuinness, and agreed without division, that the Commission pay a 5 year fee totalling £250. Mr. Williams declared an interest, due to employment with the tenant of the concession, and did not vote.

Mr. Hankin advised that it is hoped to arrange some promotional advertising of the “Crazy Golf” by the attendance of local T.T. stars.

[Signature]
(2016/17:414) Fixed Penalty Notices:

The Chief Technical Officer verbally reported on two fixed penalty notices against which appeals, which were read, have been submitted.

Resolved: To note the following in response to such appeals:-

a) *Littering* - by the discarding of a cigarette. Proposed by Mr. Ayres seconded by Mrs. Wedgwood and agreed by 6 votes to 5 that the appeal be rejected.

Messrs’ Corkish, Cowie, Parker, Hankin and Young voted against.

It was proposed by Mr. Cowie, seconded by Mr. Ayres that Standing Orders be suspended to allow the meeting to continue to its conclusion.

b) *Dog Fouling* - Proposed by Mr. Ayres, seconded by Mr. Hankin and agreed without division to reject the appeal. Independent photographic evidence had been viewed prior to the decision being taken.

It was suggested that consideration be given to granting designated authority with regard to breaches against byelaws referred for prosecution.

Matters of Establishment:

(2016/17:415) Minutes Establishment Committee:

Resolved: To note and approve the Minutes of the Meeting of the Establishment Committee held on 10th April, 2017, subject to the following:

*Website and Town Map* - the Deputy Town Clerk advised that meetings are scheduled to take place next week to progress these matters.

The meeting was closed at 10.10 p.m., giving a time of 3 ½ hours for payment of attendance allowances.

Chairman.